

045.0

0007

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,056,700 / 1,056,700

APPRAISED:

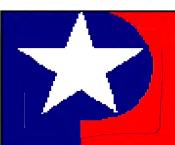
1,056,700 / 1,056,700

USE VALUE:

1,056,700 / 1,056,700

ASSESSED:

1,056,700 / 1,056,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
33-35		ALTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VALLARELLI RICHARD J	
Owner 2: VALLARELLI JANICE M	
Owner 3:	
Street 1: 33 ALTON ST	
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		045.0-0007-0023.0

PREVIOUS ASSESSMENT

TAX YR	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	584,800	4900	5,459.	467,000	1,056,700		Year end	12/23/2021
2021	104	FV	558,800	4900	5,459.	467,000	1,030,700		Year End Roll	12/10/2020
2020	104	FV	558,800	4900	5,459.	467,000	1,030,700	1,030,700	Year End Roll	12/18/2019
2019	104	FV	419,100	4900	5,459.	496,200	920,200	920,200	Year End Roll	1/3/2019
2018	104	FV	419,100	4900	5,459.	361,900	785,900	785,900	Year End Roll	12/20/2017
2017	104	FV	394,000	4900	5,459.	315,200	714,100	714,100	Year End Roll	1/3/2017
2016	104	FV	394,000	4900	5,459.	268,500	667,400	667,400	Year End	1/4/2016
2015	104	FV	352,600	4900	5,459.	262,700	620,200	620,200	Year End Roll	12/11/2014

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use	Description	LUC	No of Units	Depth / Price	Unit Type	Land Type
Code	Fact	Fact	Units	Units		
104	Two Family		5459	Sq. Ft.	Site	
				0	80.	1.07 1

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5459.000	584,800	4,900	467,000	1,056,700	

Total Card	0.125	584,800	4,900	467,000	1,056,700	Entered Lot Size
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
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Total Card	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Total Parcel	0.125	584,800	4,900	467,000	1,056,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	366.02	Land Unit Type:

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EXTERIOR INFORMATION

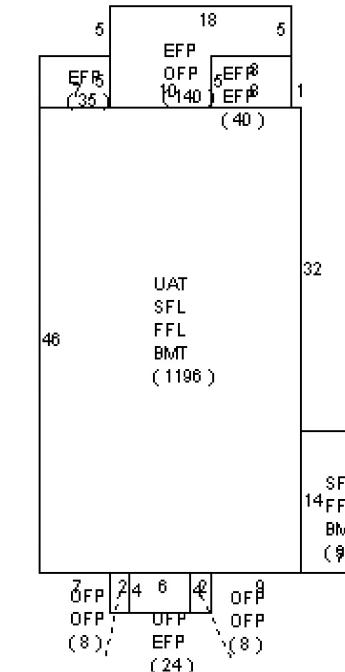
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SCHOOL.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 20%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****OVERRIDE**

Phys Cond: GD - Good

18. %

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